

# \$334,500 - 106, 2022 Canyon Meadows Drive Se, Calgary

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MLS® #A2255765

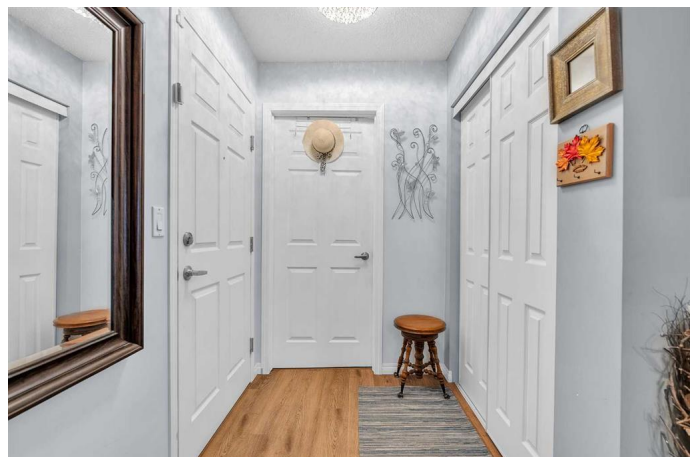
**\$334,500**

2 Bedroom, 2.00 Bathroom, 893 sqft  
Residential on 0.00 Acres

Queensland, Calgary, Alberta

Welcome to Valhalla Ridge, Unit 106. Whether you are a first-time home buyer or an investor looking for a rental, you'll appreciate that heat and water are included in the low condo fees, making budgeting much simpler. This recently updated 2-bedroom, 2-bathroom condo offers 893 sq. ft. of bright, open living space with new vinyl plank flooring, upgraded lighting, and a private patio featuring a custom gate for direct access to the pathways and green space behind the building. The east-facing orientation keeps the home naturally bright in the morning while staying cooler in the evenings—perfect for relaxing after a long day. Families will love the location with St. Philip Elementary just a 5-minute walk away, Dr. Friedel Middle School within 7 minutes, and Centennial High School only 10 minutes on foot. Outdoor enthusiasts will appreciate the incredible Fish Creek Provincial Park just steps from your door, offering endless trails and year-round activities. Convenience is top of mind with in-unit laundry, in-unit storage, and additional secure storage right in front of your titled underground parking stall. The complex is well-managed, and the exceptionally wide hallways make moving furniture a breeze while also providing easy accessibility for mobility needs.

Built in 2001



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2255765          |
| Price          | \$334,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 893               |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 106, 2022 Canyon Meadows Drive Se |
| Subdivision | Queensland                        |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T1J7H1                            |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Visitor Parking |
| Utilities      | Cable Internet Access                        |
| Parking Spaces | 1                                            |
| Parking        | Titled, Underground                          |
| # of Garages   | 1                                            |

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Breakfast Bar, Chandelier, Jetted Tub |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked               |
| Heating           | Boiler                                                                 |
| Cooling           | None                                                                   |
| # of Stories      | 3                                                                      |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|                 |                                                            |
|-----------------|------------------------------------------------------------|
| Lot Description | Lawn, Few Trees, Gentle Sloping, Low Maintenance Landscape |
| Construction    | Concrete, Wood Frame, Cement Fiber Board                   |
| Foundation      | Poured Concrete                                            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 68                  |
| Zoning         | M-C1 d83            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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